

HASSOCKS PARISH COUNCIL

Minutes of the Meeting of the **Neighbourhood Plan Working Group** on 15th November 2018 at 7.30 pm in the Council Chamber, Parish Centre, Adastra Park, Hassocks.

Attendees: Parish Councillors Bill Hatton (Chair), Frances Gaudencio, Ian Weir, Nick Owens and Mark Higgins.

Co-opted Members David Withycombe.

Parish Clerk: Ian Cumberworth.

MINUTES

1 APOLOGIES

To Accept Apologies for Absence. Councillor Foot, Cllr Standfast Cllr Wood and Virginia Pullen (co-opted member)

2 DECLARATIONS OF INTEREST

2.1 None

3 MINUTES

The minutes of the Neighbourhood Plan meeting held on the 1st November 2018 were held over to be considered at the next scheduled meeting on the 29th November 2018.

4 SITES

Cllr Hatton introduced a paper received earlier that afternoon and invited members to take the opportunity to read through a copy of the paper submitted by Dale Mayhew (DM) from (Dowsett & Mayhew) planning consultancy regarding the MSDC (SHELAA) (2018) and the sites relating to Hassocks. The Clerk passed around copies to members to enable them the opportunity to consider the content to assist in the meetings discussions.

Cllr Hatton explained that he saw the meeting of more of a workshop on the specific sites that have been identified in Hassocks as part of the SHELAA process which is currently being undertaken by MSDC. It was acknowledged that the Council were not being asked to comment on these sites at present but are likely to be in the New Year. Members discussed at what point the Parish should respond to MSDC on these. Members accepted that they should be guided regarding the timing of this by their planning consultant (Dowsett & Mayhew).

BH introduced the content of DM's paper and confirmed that it was looking at the bigger picture regarding the methodology and also the specific sites in Hassocks. DM paper referenced that there appeared to be some inconsistency in the way the District Plan was being viewed; at present it would appear that Hassocks have either delivered or are on target to deliver more than its present allocated target therefore in theory there would not be any requirement to provide any more. DM suggested within the document that Hassocks Parish Council should therefore be guided by this.

Members expressed the view that they felt that HPC should be prepared for when the next set of property numbers were issued, (further 2,439 across the District during the life of the plan) therefore there was merit in looking at each current potential site to establish that MSDC had properly considered any limitations /local issues that could impact on the viability of each site(s) passing through the SHELAA process. It was also felt that the Parish Council should

engage with MSDC on any potential restraints that may not yet have been fully considered as part of the current assessment process.

BH drew members attention to DM's paper where it was highlighted that there appeared to be some inconsistency in relation to data contained within the 'site pro forma' and in particular in relation to the Housing section – Category 2 with regard to DP 4 and DP 6.

A number of sites that currently don't meet these policies e.g. site 752 Friars Oak and site 682 Ockley Lane although have been rejected the pro forma implies that these sites are still progressing.

In addition Members highlighted that the pro forma in relation to site 752 did not tally where they indicate a yield of 18 properties whereas the Site Allocations Development Plan (SADP) (September 2018) states 45. This variation may be accounted for by the exclusion Flood zone 3 land within this site.

DM paper advised members that clarification should be sought on 150 M from the built up area boundary (MSDP6) and HPC should consider commenting on the methodology as to how this is applied and its consistency (4.1 – 4.6 SADP)

IW indicated that the Council (HPC) should also seek to determine the level of windfall within the parish which is believed to be about 15 per annum which if correct over the life of the plan would be around 300 whereas the District have only identified 450 in total for the whole district in the District plan evidence.

Members then considered each site in turn in Hassocks that is being considered by the current SHELAA process.

Site No	Site Pro Forma (MSDC comments)	HPC Comments /Observations
210	Land opposite Stanford Avenue, London Road Hassock – <i>No known constraints</i>	<ul style="list-style-type: none"> • Previous refusal of this site was on grounds of access being unsafe. Out of date planning history DM/18/0010 refused 10/7/18 • Availability: Site ownership issues:-. Only part of site is available /other part in separate ownership of potential developer. • If progresses to stage 2 regard should be had for effect on access on traffic flow and on the AQMA site
221	Land to the north of Shepherds Walk – <i>Relatively unconstrained</i>	<ul style="list-style-type: none"> • HPC emerging NP recognises this as a Green Space. • Access should be amended – access via a flood zone and may not meet the 150 M rule and discontinuous from the built up area. • Impact on AQMA zone
375	National Tyre Centre – <i>Relatively unconstrained</i>	<ul style="list-style-type: none"> • Flood zone 2 & 3

682	Ockley Lane and Wellhouse Lane <i>– Relatively unconstrained</i>	<ul style="list-style-type: none"> • Excluded at stage 1 • site in a Local gap • More than 150M from boundary
742	Russell Nursery Brighton Road – <i>No known constraints</i>	<ul style="list-style-type: none"> • Close to AQMA and likely to disrupt traffic flow. • No references to its proximity to the National Park (constraint) AONB.
752	Land north of Friars Oak- <i>Relatively unconstrained</i>	<ul style="list-style-type: none"> • Planning out of date – Permission was refused. DM/16/4165 – Refused 18/8/18 • Flood zone
901	Open space north of Clayton Mills (previously site 753) – <i>No known constraints</i>	<ul style="list-style-type: none"> • NP Local green space No8 currently for existing new development. • Open space of Clayton Mills Development • Safeguard whole of this site

Members agreed to discuss the Councils comments with Dowsett & Mayhew to determine the next course of action.

- 5. Other Matters arising** – The clerk advised Members that the draft Regulation 14 document had been forwarded to MSDC for informal consultation/comments. It is anticipated that the NPWG will be able to consider these comments at its forthcoming meeting on the 29th November. If there are no specific areas that require significant revision it would be proposed to make recommendations to full Council in December to approve the Regulation 14 plan to go out to consultation
- 6. Date of Next meeting** it was agreed the next meeting would be held on the 29th November 2018